004.A	0004	0084.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	633,800	/	633,800
USE VALUE:	633,800	/	633,800
ASSESSED:	633,800	/	633,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		MILTON ST, ARLINGTON

OWNERSHIP

Unit #: 84

Owner 1:	WRIGHT ANNE & SEGAL ERIC MAX
Owner 2:	
Owner 3:	
Street 1:	84 MILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRESLOW MARC I--ETAL -
Owner 2:	WRIGHT ANNE & SEGAL ERIC M -
Street 1:	84-86 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Aluminum Exterior and 2997 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	633,800			633,800
Total Card	0.000	633,800			633,800
Total Parcel	0.000	633,800			633,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 211.48 | /Parcel: 211.4

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
312117			05/15/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 004.A-0004-0084.0

!15778!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	623,900	0	.		623,900	623,900	Year End Roll	12/18/2019
2019	102	FV	567,500	0	.		567,500	567,500	Year End Roll	1/3/2019
2018	102	FV	500,300	0	.		500,300	500,300	Year End Roll	12/20/2017
2017	102	FV	454,800	0	.		454,800	454,800	Year End Roll	1/3/2017
2016	102	FV	452,000	0	.		452,000	452,000	Year End	1/4/2016
2015	102	FV	417,000	0	.		417,000	417,000	Year End Roll	12/11/2014
2014	102	FV	397,600	0	.		397,600	397,600	Year End Roll	12/16/2013
2013	102	FV	398,800	0	.		398,800	398,800		12/13/2012

PRINT

Date	Time
12/11/20	05:27:33

LAST REV

Date	Time
10/27/20	08:58:17

danam

USER DEFINED

Prior Id # 1:	4113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15778

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRESLOW MARC I-	60174-174		10/4/2012	Convenience	1	No	No		
BRESLOW MARC I-	54805-436		6/10/2010			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	978	Porch	62,000	O				
8/22/2019	1284	Heat App	7,827	C				
7/14/2017	858	Alterati	27,000	C				
8/5/2015	1086	Inter Fi	22,675	C				
12/11/2012	1625	Manual	650	C				
6/28/2012	812	Manual	5,350					REPL SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
7/18/2013	Info Fm Plan	BR	B Rossignol
1/25/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8220																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	59.500000000
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		35.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.00035036
Const Adj.:	0.98000199
Adj $ / SQ:	289.202
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	984116
Depreciation:	350345
Depreciated Total:	633771

COMMENTS

GLA=2997.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	302.22
Special Features:	0	Val/Su Net:	211.48
Final Total:	633800	Val/Su SzAd	211.48

SKETCH

UnSketched SubAreas:
GLA: 2997,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,997	289.200	866,738

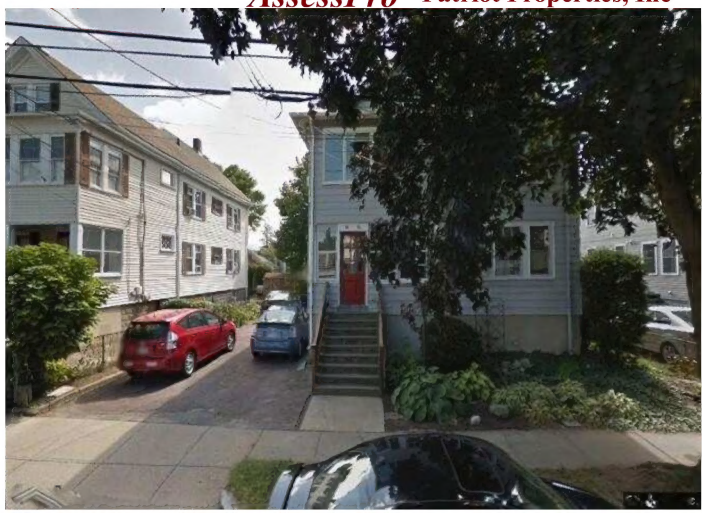
Net Sketched Area:	2,997			Total:	866,738
Size Ad	2997	Gross Are	2997	FinArea	2997

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.A-0004-0084.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	